

OFFICIAL MINUTES
McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION
27 JANUARY 2016 MEETING AGENDA
McKENZIE MUNICIPAL COMPLEX @ 5:00 PM

I. Call to Order: Chairman Dean Robb called the 27 January 2016 meeting to order at 5:00 P.M.

II. Roll Call / Establishment of a Quorum:

MMRPC: Jill Holland (Mayor), Dean Robb (Chair), Charles Pruneau (Council Liaison), Peggy Kee

Planning Staff Present: Shelton I. Merrell, SW TN Development District

Other: David Kelly, McKenzie Codes Officer, Sue Kelly, Spouse, Terry McCoy, McKenzie City Recorder, tower construction firm representatives; _____, _____, _____ (names not available as of the preparation of these minutes, but will be added later in the revised minutes).

Missing: Bobby Young (Vice Chair), Garlon Prewitt (Secretary), Ken Mitchum

Media: Banner: None; News Leader: None

III. Election of Officers: Chaired by Shelton I. Merrell, Staff (as per By Laws, Article III,) Options for election of officers explained; Nominations from the floor for each office of Chairman, Vice-Chairman, Secretary or move to elect the current officers by acclimation

Current Officers:

Chairman, Dean Robb; Vice-Chairman, Bobby Young; Secretary, Garlon Prewitt.

Nominations from the floor-None

Motion to elect the current officers by acclimation.

Motion by: Charles Pruneau; Second by: Peggy Kee **Passed: 4-0 (3 absent)**

Officers for 2016 are:

Chairman, Dean Robb; Vice-Chairman, Bobby Young; Secretary, Garlon Prewitt.

IV. Approval of Agenda for 27 JANUARY 2016: Reviewed and accepted

Motion by: Jill Holland; Second by: Charles Purneau **Passed: 4-0 (3 absent)**

V. Reading and Approval of the 9 DECEMBER 2015 Minutes: Reviewed and accepted

Motion by: Jill Holland; Second by: Peggy Kee **Passed: 4-0 (3 absent)**

VI. Municipal Reports:

Mayor's Report by Mayor Jill Holland:

- A. Jill Holland stated that the Park Theater Grand Opening is February 11th, Including a viewing of the first movie as shown in 1941
Bethel Renaissance will present a musical review the evening of February 12th
McKenzie Banking Company will use the venue for a training session
Refer to the City of McKenzie Facebook page, the January 26th edition of the McKenzie Banner and McKenzie City Hall for details of the full schedule of events.

- B. Family Dollar Highland Ave. Store Project-NO ACTIVITY, ABANDONED PROJECT/PERMITS-action recommended: David Kelly, McKenzie Codes Officer, to formally notify by certified/register mail both Family Dollar Corporate and Family Dollar Legal Department Attorneys, for the record.

Economic Development Report by Jennifer Waldrup: None

MainStreet/Historic Zoning: None

Code/Property Issues by David Kelly, McKenzie Codes Officer:

- A. Final Inspections have been successfully completed for several Cedar Ave. businesses

Other Reports/Comments: None

VII. Old Business: None

VIII. New Business:

- A. Review of the proposed Zoning Provisions for Telecommunication Towers

Tower height of 200 ft was reviewed and comments and proposed lattice rough draft site plan, HWY 22 CTRL MAP 017 PARCELS 012.06 #000&001, current owners Matthew B. & Heather R. Moore ET UX, 65 Thompson Rd, McKenzie, TN 38201.

A proposed site plan for these parcels was presented by representatives of the tower construction firm. Their comments concern a current tower requirement of 250 ft necessary due to terrain consideration to reach the intended customers.

Landscaping provisions were reviewed.

Setbacks for tower and security fencing were also reviewed.

All telecommunication structures are only allowed in the P-B (Planned Business), M-1 Light Industrial), M-2 (Heavy Industrial) and M-P (Planned Industrial) districts as uses permitted on appeal.

The proposed Zoning Provisions were amended to reflect a 250 ft maximum height and to establish distinct and separate setback requirements for a tower and any security fencing.

Motion to amend the proposed Telecommunication Towers Zoning Provisions.

Motion by: Jill Holland; Second by: Charles Pruneau **Passed: 4-0 (3 absent)**

Motion to approve the amended Telecommunication Towers Zoning Provisions and forward with a positive recommendation to the Board of Mayor and Council.

Motion by: Charles Pruneau; Second by: Peggy Kee **Passed: 4-0 (3 absent)**

- B. Review of the proposed Zoning Provisions for Design Review Commission / Standards

The DRC Overlay District is described as City of McKenzie's following zoning districts: R-2 (Medium Density Residential), R-3 (High Density Residential), R-4 (Residential-Mobile Home), B-1 (Local Business), B-2 (Highway Business), B-3 (Central Business), B-4 (Impact Business), P-B (Planned Business), O-R (Office Residential), H-M (Hospital Medical), INS (Institutional), I-R (Restricted Institutional), M-1 (Light Industrial), M-2 (Heavy Industrial), and M-P (Planned Industrial).

The proposed Zoning Provisions for Design Review Commission / Standards were reviewed and revised to change the requirements wording from “should” to “shall” for more effective enforcement and the process for all appeals were revised from “Board of Mayor and Council” to “Board of Zoning Appeals”.

Motion to approve Zoning Provisions for Design Review Commission / Standards and forward with a positive recommendation to the Board of Mayor and Council.

Motion by: Charles Pruneau; Second by: Jill Holland **Passed: 4-0 (3 absent):**

NOTE:

Previously reviewed City of McKenzie Design Guidelines (dated January 27, 2016) will be retained separately for reference and illustration and may be revised and/or expanded as deemed necessary.

C. Any properly presented other business: None

IX. Other Business:

A. Any properly presented other business: None

B. February Agenda & Regular Planning Commission Meeting Schedule by Chairman Dean Robb:
Agenda Meeting: Wednesday 10 February 2016 at 5:00 P.M. (May be adjusted based on Planner availability/conflict)
Regular Meeting: Wednesday 24 February 2016 at 5:00 P.M.

X. Adjournment: The 27 January 2016 McKenzie Municipal-Regional Planning Commission meeting motion to adjourn:

Motion by: Jill Holland; Second by: Charles Pruneau **Passed: 4-0 (3 absent):**
Time: 6:17 P.M.